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**To:** [Planning Southgate](#); [Lindsey Green](#); [Holly Malynyk](#)  
**Subject:** County comments for C3-22 Jack  
**Date:** March 16, 2022 2:38:58 PM

## County comments for C3-22 Jack

Hello Southgate,

Please note that County Staff have reviewed Zoning application C3-22 - Jerry & Velda Jack.

The subject lands are designated Agricultural and Hazard Lands in the County's OP. On-farm diversified uses, subject to the size provisions of Table 8, are permitted on Agricultural properties. The subject property is approximately 80 ha in size, which would support an OFDU up to 8000 m<sup>2</sup> in size, of which 1600m<sup>2</sup> could be utilised for building floor area. The proposed servicing/repair use would be accommodated within an existing agricultural shed and would make use of an existing laneway - both of which are well within the sizing provisions of Table 8.

It is understood that the owner of the property owns the active pit operation immediately east of the subject lands, and is proposing to service the aggregate vehicles through the subject application. The County would recommend that zoning restrictions be put in place to ensure that only aggregate vehicles from the neighbouring pit operation are permitted to be serviced on this property, in order to avoid an influx of large trucks to the area, without further study or review. It is further recommended that provisions be established that would limit aggregate trucks from being regularly stored on the subject property.

Per Appendix B, there are significant woodlands and several water courses across the subject lands. It is recommended that SVCA provide further comments regarding these features, as well as any conditions that should be established to limit the proposed use from negatively influencing these mapped features.

From a general planning perspective, the County would recommend that a tree buffer be established along the western boundary of the shed/parking area to provide a noise/visual buffer from the neighbouring property.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Becky Hillyer

